

## BUILDING BOARD OF ADJUSTMENTS & APPEALS

### MEETING MINUTES

March 17, 2017

Small Assembly Room of the City County Building

*This meeting and all communications between the Board members is subject to the provisions of the Tennessee Open Meetings Act, Tenn. Code. Ann. § 8-44-101, et seq.*

#### **ROLL CALL**

##### **Board members present:**

Albert Beasley  
David Icové  
David Smith  
Jimmy Taylor  
Bill Waters  
Doyle Webb, Chairman

##### **Staff members present:**

Peter Ahrens, Building Official  
Crista Cuccaro, Law Dept  
Sonny Partin, KFD  
Angelia Rooks, Board Secretary

**Board members absent:** John Kenny, Fanesha Powell, and Gregor Smee

#### **APPROVAL OF MINUTES**

October 21, 2016 Minutes

Motion to **Approve:** Jimmy Taylor  
Motion seconded: Bill Waters

Vote: 6-0  
Motion Passes

#### **NEW BUSINESS**

**File:** BD3A17BU  
**Address:** 1147 Sevier Avenue  
**Owner:** Zachary M Land and Hao Yar Land  
**Applicant:** Brett Honeycutt (3G Studios)  
**Code Section:** 2012 IBC, SECTIONS 602.3 and D102.1

**Request:** Allow exterior fire exits to be of Type V construction within a fire district.

Brett Honeycutt, the applicant, was present. The proposed restaurant was 1,200 sf on a 20,000 sf lot and did not fit the definition of a fire district in respect to the density of construction. He proposed to construct a wood exit stair from the second floor. The restaurant would seat approximately 38 people.

Peter Ahrens stated that Type V construction was prohibited in this district. However, this was a wooden structure that was converted from a dwelling to commercial use around 1999, and had side yard setbacks. It was highly unlikely that a directly-adjacent structure could be built. The proposed stair was consistent with the building construction, and he did not object to the variance request. Sonny Partin agreed.

Motion to **Approve:** Bill Waters  
Motion seconded: David Smith

Vote: 6-0  
Motion Passes

**OTHER BUSINESS**

The next BBAA meeting is April 21, 2017.

**ADJOURNMENT**

9:06 am